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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Mayor and City Council

**NAME OF SUSTAINABLE COMMUNITY:** City of Laurel

**Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:**

- ☐ **TAB #1     Applicant Information**
- ☐ **TAB #2     Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3     Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4     Sustainable Community Plan**
- ☐ **TAB #5     Progress Measures**
- ☐ **TAB #6     Local Support Resolution**
- ☐ **TAB #7     Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION****Name of Sustainable Community:** City of Laurel

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**Legal Name of Applicant:** Mayor and City Council

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**Federal Identification Number:** 52-6000798

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**Street Address:** 8103 Sandy Spring Rd.

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<b>City:</b> Laurel	<b>County:</b> Prince George's	<b>State:</b> MD	<b>Zip Code:</b> 20707-2502
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<b>Phone No:</b> 301-725-5300	<b>Fax:</b> 301-490-5068	<b>Web Address:</b> <a href="http://www.laurel.md.us">http://www.laurel.md.us</a>
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**Sustainable Community Contact For Application Status:**

<b>Name:</b> Karl Brendle	<b>Title:</b> Dir. Community Planning and Busin
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<b>Address:</b> 8103 Sandy Spring Rd.	<b>City:</b> Laurel	<b>State:</b> MD	<b>Zip Code:</b> 20707-2502
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<b>Phone No:</b> 301-725-5300 x2301	<b>Fax:</b> 301-490-5068	<b>E-mail:</b> <a href="mailto:kbrendle@laurel.md.us">kbrendle@laurel.md.us</a>
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**Person to be contacted for Award notification:**

<b>Name:</b> Karl Brendle	<b>Title:</b> Dir. Community Planning and Busin
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<b>Address:</b> 8103 Sandy Spring Rd.	<b>City:</b> Laurel	<b>State:</b> MD	<b>Zip Code:</b> 20707-2502
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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

### **A. Proposed Sustainable Community Area (s):**

**County:** Prince George's

**Name of Sustainable Community:** City of Laurel

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, [Wolters@MdHousing.org](mailto:Wolters@MdHousing.org)**

Begin at the intersection of 4th St. and Patuxen River thence running easterly along the southern margin of the Patuxen River until it intersects the eastern boundary of the City of Laurel municipal limits; thence running southerly along the City of Laurel municipal limits to the intersection of Fort Meade Road (MD Rte. 198); thence running westerly to the intersection of Lafayette Ave; thence running southerly to intersection of Elaine Rd. and the City of Laurel municipal limits; thence run southwesterly to Cherry Ln.; thence westerly to the intersection of Cherry Ln and Fourth St.; thence northerly to Marshall Ave.; thence easterly to the east property line of Blk. "A" Lt. 15 of Fairlawn Subdivision; thence northerly to the east property line of Lt. 41 of the Thomas Subdivision; thence northerly along the eastern margin of Thomas Rd.; thence westerly 72' along Gorman Ave.; thence northerly 1,593'± northeasterly to an un-named alley between Laurel St. and Montgomery St; thence easterly for 194'± to the eastern property line of Blk. 45 Lt. 2 of Laurel-E Side Blvd. Subdivision; thence north along easterly property line of Blk. 45 Lt. 2 of Laurel-E Side Blvd. to the intersection of Montgomery St.; thence easterly along the northern margin of Montgomery St. 25'±; thence northerly along unnamed alley of Blk. 44 of Laurel-E Side Blvd. Subdivision for a distance of 571'±; thence westerly along the southern margin of Prince George St. for a distance of 748'±; thence northerly along the western boundary of Blk. 43 Lt. 20 of Laurel-E Side 9th St. Subdivision to the intersection of Fetty Alley; thence westerly along the southern margin of Fetty Alley to the intersection of Fourth St.; thence northerly along the eastern margin of Fourth St. to the Point of Begging; Containing approximately 350.8± acres. Subject to an accurate survey of the area.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 350.8

Existing federal, state or local designations (check all that apply):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Community Legacy Area   | <input type="checkbox"/> Designated Neighborhood                       |
| <input type="checkbox"/> Main Street                        | <input type="checkbox"/> Maple Street                                  |
| <input checked="" type="checkbox"/> Local Historic District | <input type="checkbox"/> National Register Historic District           |
| <input type="checkbox"/> A & E District                     | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input checked="" type="checkbox"/> BRAC                    | <input checked="" type="checkbox"/> State Designated TOD               |
| <input type="checkbox"/> Other(s): _____                    |  |

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)**

- The City has numerous State designations regarding Community Legacy, BRAC Investment Zone, Governor's Smart Site, and designated Transit Oriented Development.
- Many years prior to this, the City created a Village Zone in 1985 to offer flexibility to the revitalization of the Main Street area. The zone offers great flexibility in yards, parking and setback requirements.
- The creation of the Village Zone permitted the construction of Patuxent Place, an award winning four building complex that consists of restaurants, retail, offices, and residential uses. The complex was so popular that six additional buildings were constructed. Twenty five years later this complex is still maintaining high occupancy and is the strong western anchor of the Main Street commercial district.
- The eastern side of the Main Street business district is the Laurel Main Street MARC Station, designated as an official T.O.D. and Governor's Smart Site. It is proposed for a mixed use building to be located on the present surface parking lot, which will be replaced by a multi-level parking garage on the opposite side of the tracks. This project is being negotiated with the Maryland Department of Transportation Division of Real Estate. This project follows a large Federal investment of the revitalization of the station with a new platform, period lighting, station signs and approach signage.
- The largest Smart Growth Initiative is the creation of the Revitalization Overlay program, which establishes optional development choices in approximately thirty percent of the City. With six different categories, the overlay system recognizes varying conditions throughout the City:
- The purpose and intent of Revitalization Overlay (RO) is to be an alternative form of development or redevelopment designed to:
  1. Create additional economic development opportunities for property owners within the City of Laurel to upgrade, enhance, demolish or revitalize their properties using additional flexibility offered the overlay zone, by, among others, offering superior amenities, land uses, or achieving superior land design to warrant intensification or increased density of properties in areas that are targeted for their potential for economic development.
  2. Enhance the redevelopment of the business corridors within the City of Laurel, and to allow the upgrading of various housing opportunities, which, by their age or state of disrepair, have become obsolete, increasingly vacant, or become contributing to destabilizing property values within the City.
  3. Enhance opportunities for improvements to the retail, housing, employment or entertainment offerings within the City limits, which are necessary to maintain economic balance and continued prosperity of the City.
  4. Allow for increased, consolidated, or integrated development in order to meet the need for certain targeted land uses, which may be deficient or missing within the current marketplace
  5. Permit the development for a hierarchy of overlay types, which reflect the location and conditions contained within specific areas within the City.
- The pipeline of approved development from the overlay program currently totals about \$800,000,000.000, of which \$150,000,000.00 has been constructed in market rate apartments.
- The latest City initiative is the arts and entertainment district. While not yet submitted to the State for registry and approval, this area is being prepared in coordination with the Community for expansion of theatre arts, as well as artists in live-work units.
- Lastly, the City actively participated in the Department of Housing and community Development's Neighborhood Works Program, which has assisted small businesses on Main Street, and is now in discussions with other interested parties

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?**

*(Answer Space 4,000 characters)*

- One of the few constraints that may hinder additional development in the City’s historic area is the size of some water pipes. Restaurant development specifically could be harmed by this capacity issue. While no proposal has been stopped, the cost of upgrading water main and pipes through the Washington Suburban Sanitary Commission (WSSC) could affect feasibility.
- Another restraint is that Laurel is a former mill town built directly on the Patuxent River. While the historic value of that for business and tourism is immense, it also requires close coordination with the Maryland Department of the Environment, and Prince George’s County for storm water management. One of the main policy objectives is to begin to re-orient the historic area to its beginning as a mill town back towards the river. Creative planning and avoidance of flood plain issue is a priority of any redevelopment efforts.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **B. Community Conditions: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)**

- The strength of the Sustainability area's built environment is that all necessary policies and programs are in place for it to either redevelop, or to benefit from neighborhood stabilization. The area contains adequate road systems, differing types of bus transit, and commuter rail and unparalleled access to Washington, DC and Baltimore.
- The employment within the general proximity of the City is massive and growing. Laurel is an integral member of the Fort George G. Meade Regional Growth Management Committee. The city, along with Howard and Anne Counties, was studied for short term transportation improvements, housing, and ride sharing potential for the BRAC impacts of the Defense Information Systems Agency relocation from Arlington and Bailey's Crossroads in Virginia.
- In addition to Fort Meade, Laurel is next door to the Department of Agriculture, the NASA Goddard Space Center, the Johns Hopkins Applied Physics Laboratory, as well as the FDA complex under development in nearby White Oak.
- These assets did not fully protect the city from vacancies arising from the recession. The Laurel Mall has significant vacancy, but is scheduled for demolition and transition into a new town center.
- Despite the recession, the city grew from 19,400 persons in 2000 to over 25,000 by the 2010 Census.
- The City's housing stock is relatively stable, except for the foreclosures associated with the recession. The housing stock of the City is projected at some 12,500 units, which consists of 2,575 single family detached and two-family dwellings, 2423 townhomes, and 7,511 multi-family units.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)**

- Although all properties in the City are included within some form of Euclidean or floating zones, the overlay system extends over thirty percent of the city, which permit all targeted areas to benefit from an optional form of development. As aforementioned, the majority of properties are located along commercial corridors, existing apartment complexes, and older industrial areas. The strategy is essentially to encourage and give incentives to redevelop existing greyfields and other obsolete property for mixed use and transportation oriented development.
- The City's duly adopted comprehensive plan also contains specific areas that have been studied for annexation, both with land use assessments, and also for fiscal impact, in compliance with HB 1141 and reviewed and accepted by the Maryland Department of Planning.
- The City already has one of the State's first Unified Land Development Codes, incorporating all aspects of the land development process into one document. This also includes the City's new Appearance Code, as well as Forest Conservation, Zoning, and the entire process.



## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)**

- The strengths and weaknesses of the quality of life in the City are many. Being centrally located directly in between Washington, DC and Baltimore has pluses and minuses. The City is located within Prince George's County, which has an unfortunate reputation for higher crime rates than some of the surrounding suburban counties. However, in contrast to this, the City has a national accredited police force, which has full service functions because of the city's location, and lower crime rates.
- Educationally, the City is fortunate in being accessible to many educational opportunities. A joint venture of Prince George's County and Howard County Community Colleges has produced the Laurel College Center, which, along with other colleges and universities, offers hundreds of classes to area residents. In South Laurel, the Capital College offers one of the largest technology and engineering curriculums in the area. Lastly, the City is located just minutes north of the University of Maryland, whose resources need no further mention.
- Public Schools are well established in the four county area, and the City also has one parochial high school, St. Vincent Pallotti High School under the Archdiocese of Washington which serves the area.
- Artistic, cultural and community resources are growing. In the Main Street area, the Laurel Mill Playhouse is well established, and the Venus Play Shack theatre is located on "C" Street, just off of Main Street, right at the proposed epicenter of the arts and entertainments district. Main Street also contains the Laurel School of Music for children. The Sustainable area is home to a large community celebration, being the Main Street Festival each year, which brings upwards of 50-60,000 persons to the street. In addition, the Riverfront Park is host to several events which highlight the role of the river in the history of the city.
- Accessibility to all city events can be accomplished by the system of sidewalks and paths, including a new bicycle path system, which will be extended through new developments as needed. Bike lanes are also marked at main circulation points, such as Fourth Street, which is a corridor which connects the historic area, and the mall/town center area.
- Other cultural events throughout the City are sponsored or conducted by the City Department of Parks and Recreation include Movies in the Parks, and by the Mayor, who holds 4-5 city hall meeting in various parks throughout the summer to bring "Government to the People" to the surrounding neighborhoods.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)**

- The SC area is located adjacent to the Patuxent River, and the City has three major branches which feed the river throughout the city.
- Laurel has been a Tree City for 17-years and has a tree planning program, as well as a Tree Board for the protection and replanting of trees.
- The City has a regional storm water facility, located just south of the SC area, and Prince George's County is in the midst of a storm water control facility to improve water quality in the lake system below. This facility is located within the Bear Branch watershed, which consist of 400 acres in the City and surrounding County.
- Periodic flooding is a reality of being an older mill town; however, new development is required to obtain permission from the Maryland Department of the Environment wherever flood plains are involved.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)**

- Reducing the carbon footprint is a direct goal of the revitalization of the SC. The City has little issue with increasing density for projects which are required to build green features into their design and construction, as well as other environmentally friendly amenities.
- Because the revitalization overlay system is in place, pressure for annexation and development of green fields is reduced. With new redevelopment, increased storm water management facilities are added.
- The City has a very active and mandatory recycling system for residents and businesses alike.
- The City supports a Maryland Farmers Market that is held on Thursday's during the Summer months on Laure's Main Street offering locally grown fruits and vegetables.
- The City uses many green practices in its operation, among them:
  1. Green lighting in gymnasiums and maintenance areas.
  2. Waterless bathrooms in parks.
  3. Water soluble products used in facilities.
  4. Poured surfaces in lieu of wood chips.
  5. Electric vehicles for access and maintenance.
  6. Recycled materials in playground surfaces.
  7. Beautification incentives to homeowners, i.e. Golden Shovel Awards.
  8. Aggregate purchase of electricity.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)**

The City of Laurel does not currently have an independent storm water management authority, but relies on Prince George's County's regulations, which have recently been amended to closely mirror those of the State of Maryland.

- In addition to County regulations, the City is active in a number of initiatives, including:

1. Landscaping in Granville Gude Park for storm management, including rain gardens and bayscapes.
2. Lake shore line stabilization practices by planting and placement of rip rap to control erosion, among others.

- The redevelopment and refitting of the storm water infrastructure is certainly an opportunity to enhance water quality and runoff with newer facilities that would be required by the resulting redevelopment. In this case, the best improvements would be by redevelopment projects, as most of the structures along Route 1, and closest to the Patuxent River and Bear and Crow's Branches, have been constructed before 1985.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

*(Answer Space 4,000 characters)*

- Laurel's proposed SC area encompasses older areas of Route 1, and therefore a substantial number of grey field properties.
- Given the coming external pressure on the area by BRAC and other projected growth in the Baltimore Washington corridor, the City wants to divert that pressure into redevelopment, not outward expansion.
- Large transitions in retail are expected to manifest themselves in mixed-use projects that more closely match the demographic changes resulting from employment increases in defense and cyber related activities throughout the corridor, and not confined to Fort Meade.
- In addition to the regular marketing of the city, the Mayor created a Main Street Business Relocation Program, to give small grants to businesses who wanted to relocate to the historic Main Street business community.
- The City of Laurel Historic District Commission has had a tax credit incentive program in effect for many years, allowing city tax credits to be granted for qualified renovation exterior works within the designated historic district.
- The competitiveness of the SC area's is because of the geography of this area, being so centrally located that other dominant employment center and retail complexes will present a formidable competitive force. However, the City's continued emphasis on pedestrian and bicycle friendly environments and networks could easily keep these dollars close to the SC area.
- Presently, the retail community is planning on rebuilding itself, to compete with the outflow of spending which sends customers into neighboring Howard County, adjacent Prince George's County, and far eastern Montgomery County. This proposed redevelopment is centered on the aged Laurel Mall property, which currently has significant vacancy, but is slated for a complete redevelopment and removal for the development of a mixed use town center project in 2012.
- Access to this community is also necessary by coordinating regional traffic within the corridor, as well as creating additional transit opportunities to bring both residents and workers to employment, shopping, and recreational opportunities.
- The City of Laurel enjoys a high level of broadband access for residents and business alike.
- Worker skills and most important, security clearances are a critical commodity of hiring success in the future. High paying jobs around the SC area will undoubtedly require varying degrees of security clearance because of anticipated employment of the National Security Agency and the various agencies involved in the Federal Cyber Command.
- While the BRAC buildup and additional job creation by contractors for these services is only in the beginning phases, the spin offs to these jobs in the retail and services will not begin in earnest for a few years.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)**

- The housing market and affordable housing generally mirror the economy. While many units are being absorbed by short sales and foreclosures, new construction has temporarily slowed because of the recession and resulting stagnancy in the housing market. The City maintains a development pipeline of thousands of units, primarily in multi-family in mixed use projects. Laurel already has a program in place for Moderately Priced Dwelling Units and Workforce housing. Some of these units have already been required with previously approved projects using the Revitalization Overlay program. The City's housing stock, when compared to neighboring Howard and Montgomery Counties, is well within AMI parameters. The City requirements in MPDUs and Workforce housing define a reasonable comparison to adjacent housing costs.
- The City has a great deal of housing using HUS Section 8 vouchers, and also contains housing complexes using tax credits for senior citizens over the age of 55. These communities, by definition, are also available to persons with disabilities. Laurel is perceived as being more affordable than many of its neighbors in Howard County and Montgomery County, and also due to its diverse housing stock in various price ranges.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)**

• While the total results for the 2010 Census have not been released, the City of Laurel underwent significant changes during the decade.

1. Despite the recession, the City increased in population from 19,600 to over 25,100 persons.
2. The racial composition changes the status of the City into a majority minority jurisdiction, not unlike the surrounding areas within the inner suburbs and Prince George's County.
3. The 2010 Census shows that Household Income rose to over \$80,000 a year in the vicinity of the SC area. As you proceed outside of this core area, the income level rises to the mid-\$90,000's, which is the primary reason for the recent attraction of retail, restaurant, and entertainment provisions within the SC area.
4. Educational attainment has also risen, with the levels of professional employment with college and advanced degrees on the rise, again a growing function of the BRAC initiatives, and corridor employment in general. The State has long since predicted that Maryland will gain over one million people within the next 25-years, and it is no stretch that a substantial amount of this growth will be in the Baltimore Washington corridor, or areas associated with BRAC buildups.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)**

The organization of Laurel Sustainable Community Workgroup is the:

- The City of Laurel
- The Laurel Board of Trade
- The Central Maryland Regional Transit Corp.

This group comprises the core priorities of business, transportation and government, with the City composed of the Department of Community Planning and Business Services, the Department of Parks and Recreation, the Department of Public Works, and the City Police Department.

Coordinator: Director of Community Planning and Business Services

Director of Parks and Recreation

Director of Public Works, or designee

Chief of Police, or designee

Deputy Director, Community Planning and Business Services

Chairman, Laurel Board of Trade

Executive Director, Central Maryland Regional Transit



### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **B.Organizational Experience:**

**Describe the Applicant organization's past experience in administering revitalization plans and projects.**

**Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)**

- The Workgroup conducts all activities under the review of the Office of the City Administrator. The common goal of all participants in the workgroup centers on making the transit/business/residential connection. To avoid congestion increases, the City is an active member of the Central Maryland Regional Transit Corporation, or CMRT. This organization manages and contracts buses to serve many routes within the Baltimore Washington Corridor area, as well as managing the Howard Transit bus system. This system is the inter-connection which provides transit to many community facilities and services in the area between the beltways, often not reachable by systems such as MTA, WMATA, and the various County systems. The City also has a taxing district specifically intended for transit users to help support the CMRT. This taxing district will continue to be expanded to include many of the revitalization projects current in their final planning stages within the SC area.
- The Laurel Board of Trade is a growing organization which represents City businesses, predominantly in the Main Street area, but opens to all areas businesses. The Board sponsors many initiatives and education outreach programs to assist the small business.
- Although not a Subgroup member, the Baltimore Washington Corridor Chamber of Commerce is also a partner agency, coordinating and supporting business activities, as well as regional interests in land use and transportation. The chamber is unique in that it is Maryland's only regional Chamber of Commerce, serving the entire Baltimore Washington Corridor, and recognizing that it is a business region, and not a fragmented area of multiple jurisdictions.
- All parties, especially the Community Planning staff, have extensive revitalization experience in the public and private sector in the Mid-Atlantic and Florida.
- For transportation matters, the Executive Director is a highly experienced professional in dealing with transit matters nationwide.
- Many workgroup members have strong review experience and fiscal analysis in City redevelopment projects, whether implemented or planned, of over \$200,000,000.00 in development to date. Please keep in mind the City of Laurel has been practicing this level of Smart Growth for many years.
- All city parties have experience in revitalization and fiscal analysis during the last eight years since the creation of the City's Revitalization Overlay Program, and have critical roles in its implementation of public services, as well as coordination with appropriate state agencies. The coordinator of the Subgroup is also a member of the Maryland Sustainable Growth Commission.

**III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS****C. Public Input:**

**How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV?** *(Answer Space 4,000 characters)*

- The Mayor and City Council, before making the decision to seek Sustainability designation, placed the review of the Resolution first, thereby seeking public opinion. The program and its structure, along with the Resolution, were discussed in detail on television at a work session, with passage in a public forum which was open to public hearing.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

##### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

- The approval of the City's Revitalization Overlay PProgram in 2004 began a solid program of putting growth pressure into community revitalization, and reducing needs for annexation.
- Although the land surrounding the City identified as duly adopted annexation study areas is largely mined out sand and gravel pits, all are contained in approved Priority Funding Areas of Prince George's County. Emphasis was placed on the revitalization of Main Street and the Route 1 corridor. Additional provisions in the overlay system were to allow additional flexibility to the older garden apartment communities that may need renovation or replacement.
- The City has aggressively pursued riverfront preservation, having recently traded a small parcel for residential development for a 70-acres forested area adjacent to the Patuxent River, which can be used for an extension of the City's Riverfront Park system.
- The results of these policies to date are the development of \$150,000,000.00 of market rate housing adjacent to retail and restaurants, all within walking distance.
- The City embraces these two inter-related policies, and continues to give a major preference to redevelopment and revitalization of grey fields.
- Because of its central location in the corridor between the two cities, natural resource protection is focused on streams and limited forest areas. There is no farmland near the City or near the SC area. However, the City is also located directly downstream from the Howard Duckett dam, which is a major water control facility of the Washington Suburban Sanitary Commission.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)**

- The uniqueness of the Revitalization Overlay system trades density for necessary community amenities, and as such, the developer is required to address TMDL issues, storm water management, traffic mitigation, and other measures required by local, county or state ordinance. This stance has had no negative affect whatsoever on the interest of potential developers within the SC area to submit plans for projects. One exception is that of State imposed surcharges on Prince George's County public schools and public safety, which can exceed \$25,000 per household. While these services are critically important, the policy makes no exceptions for redevelopment projects located within older communities outside the Washington, DC beltway. The legislation draws an arbitrary exception and reduced amount to communities inside the DC Beltways, which is perfectly acceptable if revitalization was not important. The other problem associated with this revenue approach is that it makes it more difficult to create affordable housing, and is contradictory in its intent.
- The new Prince George's County storm water management ordinance correctly addresses two standards for storm water in green fields, and also in redevelopment areas, despite their location inside or outside the DC Beltway. The redevelopment projects within the SC area will contribute improved infrastructure for improving water quality in discharges into the Bear and Crow's branches which drain directly into the Patuxent River.
- Future and current incentives will be strengthened regarding the effects on the Patuxent River and Chesapeake Bay. While redevelopment will certainly allow significant upgrading, the Mayor will expand incentives to create a Bay Citizen program which recognizes citizens who take personal responsibility for creating rain garden on the property, and using rain barrels to filter their runoff.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)**

- The City already has, but will continue to study additional Green Building Code requirements above those which have already been approved.

- The City's Master Plan policy on environmental awareness is as follows:

1. The primary focus of conserving resources is on land and land use management. The techniques of land use management for resource conservation is many, including clustering, transfer of development rights, transit/bikeway planning, urban growth boundaries, overlay zoning districts, and adequate public facilities planning. In general, the intent is to plan communities that provide certain levels of mixed use, maintain pedestrian scale where appropriate, promote tree preservation and planting programs, protect sensitive ecological systems, and yield a density that can support transit services. These objectives all work to reduce air pollution, reduce energy consumption for heating and cooling, and protect water quality and biodiversity. City land use regulations should be reviewed from the perspective of these interests and future revisions, where appropriate, should be weighed against these interests.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?** *(Answer Space 4,000 characters)*

- The City already has a strong tradition dating back twenty-five years, of encouraging mixed use zoning, from its Patuxent Place development on Main Street to development along Route One that are adjacent to retail, restaurant, and entertainment options. Future emphasis at increasing more employment opportunities is already underway with the expansion of the Revitalization Overlay program around the proposed Laurel Town Centre, a multi-million dollar transformation of the aging Laurel Mall.
- Strong priority is for the implementation of the current pipeline of approved projects in the SC area, which will exceed \$500,000,000.00.
- The SC area will continue its tradition of promoting the State sponsored Farmers Market on the historic Main Street for promotion of local food sources.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)**

- The City's first priority is to maintain and stabilize its existing housing stock.
- Wherever possible in the SC area, redevelopment consists of mixed housing opportunities, which include provision of MPDUs and workforce housing units.
- Because the City SC area is not just a large subdivision, it has developed many institutions from its history important to attracting new residents, such as:
  - Established neighborhoods.
  - Houses of Worship
  - Neighborhood schools
  - Laurel College Center
  - Localized and convenience shopping
  - Excellent neighborhood parks and recreational facilities
  - Easy access to bus transit, rail station, and connection to larger systems.
  - In addition to its facilities, it has unparalleled access to the entire corridor

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)**

- The City has many existing policies and programs in place to protect its sense of place and community identity, even in the midst of the coming population increases in the corridor between the beltways.
- Among these programs are a long accepted historic district area, with a functioning historic district commission. The Commission is the oldest commission in Prince George's County, and has major input into the district, which encompasses a substantial portion of the proposed SC area.
- The City's most powerful way of regulating and protecting its assets is its planning and zoning power, which assures its self-determination in local matters regarding its land use.
- The City also employs a marketing program to reinforce its sense of place. Called Laurel: Smart Move, the program points out the City's unique resources as an established community that protects its residents, but also facilitates business and economic growth through its zoning and other policies.
- To further develop these resources, the City is increasing its use of an interpretive sign program which depicts and explains the historical relevance of certain points and areas within the City.



#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.***(Answer Space 4,000 characters)*

- As aforementioned, the City has an extensive network of trails, sidewalks, and parks throughout the City to serve the varying needs of residents. The City is a designated Tree City, and continues with its own Tree Board and Ordinance to encourage planting of additional trees within developments, and especially along all City streets.

- The City's official recreation objectives are as follows:

1. Ensure the continued acquisition of usable parkland to meet current and future needs of Laurel residents.
2. Continue to maintain and upgrade established parks.
3. Prepare plans to develop the City owned property contiguous to Alice B. McCullough Field into a citywide park with ball fields, parking, and other assorted recreation needs facilities for citizens of all ages.
4. Maintain the balance of active and passive parkland as recommended by professional guidelines and standards.
5. Ensure the preservation of open-space and the conservation of natural assets.
6. Provide open space for non-traditional recreation activities such as a community garden and sensory garden.
7. Designate all public parks, playgrounds, swimming pools, and other public recreational areas, excluding commercial recreational uses, as R-OS Zone – Open Space on the City Zoning Map.
8. Complete the expansion of Riverfront Park through land acquisition and development. Work with neighboring counties to promote an inter-county park system.
9. Direct the future acquisition and development of land designed for recreational use towards active indoor and outdoor facilities.
10. Design for and provide for multi-use facilities to accommodate a variety of traditional and specialized program areas. Include activities for the handicapped and disabled at parks and recreation facilities.
11. Continue to maintain, upgrade, and preserve facilities on current city inventory.
12. Require facility development to be part of future annexation and development.
13. Work with developers and City staff to explore recreation activities such as ice-skating, skate parks etc. in areas of high retail development.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?** *(Answer Space 4,000 characters)*

- Aside from the typical City Boards and Commissions, the City has an extensive network of Citizens Advisory Committees, providing input on matters such as handicapped access, public works, tree planting, public safety and transportation, senior citizens and parks and recreation.
- City Council meetings are also open to all, with a general public hearing item on each agenda for members of the public wishing to speak on any topic they wish.
- Many community groups have an active role in implementation of these initiatives, which includes many social service organizations such as LARS, Laurel Advocacy and Referral Services, Elizabeth House, Feeding the homeless, the Laurel Clergy Association.

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## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **C. Enhancing economic competitiveness**

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)**

- The City of Laurel has one of the first Unified Land development Codes in the State, which consolidates and simplifies the various land use regulation processes.
- In addition, the City review of all land use processes is already expedited, in that all City activities are entirely consolidated within the Department of Community Planning and Business Services, from concept to ribbon cutting.
- The City does not currently have its own Storm Water Management Authority, and Sedimentation and Erosion Control plans are reviewed by the State.
- As a jurisdiction in the Washington DC region of Maryland, water and sewer services are provided by the Washington Suburban Sanitary Commission (WSSC).
- The City actively participates in many State programs, including but not limited to DHCD Neighborhood Business Works, Community Legacy, MDOT Transit Oriented Development, and DBED's BRAC Investment Zone, and the Governor's Smart Site designation for the Laurel MARC Station.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)**

- Job creation in the SC area is a function of the City's revitalization efforts, both in construction jobs, and also in permanent jobs, retail, service, and professional and administrative positions. These jobs will be created largely due to employment increases in the large employment areas surrounding Laurel, as the full effect of BRAC initiatives take hold.
- In concert with job creation, the City's program will begin to create Moderately Price Dwelling Units and Work Force Housing to provide housing choices for the jobs in the service areas.
- Green jobs, because of City initiatives and rules regarding green building codes, will certainly result from the redevelopment within the SC area.
- The impact of BRAC activities at Fort Meade will have a profound effect on Laurel, in addition to other defense and security related job growth at Meade. For all the reasons stated previously, the City's programs and goals are all designed to absorb some level of population increase and business increase that will result from these actions.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)**

- It is unknown what specific effect that BRAC growth will have on Laurel because of the fact that even the most recent housing studies conducted by the SAGE Group as part of the impact studies at Fort Meade can project where BRAC personnel will relocate. While studies show that many existing Fort Meade personnel live in the southern Baltimore Region, the majority of DISA and other BRAC personnel are coming from Northern Virginia. The probability of predicting that movement is dependent on school choices, affordability and ability to sell their existing properties.
- Aside from the City of Aberdeen and the Porting Grounds BRAC, Laurel is the closest and only municipality to the buildup at Fort Meade. The City of Laurel has been an active participant in the Fort George G. Meade Growth Management Committee.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

•Aside from the Workgroup composed of City staff, Central Maryland Regional Transit, and the Laurel Board of Trade, there are numerous stakeholders including but limited to:

1. Baltimore Washington Corridor Chamber of Commerce.
2. City Citizens Advisory Committees on Public Works, Public Safety and Transportation, Disability and Accessibility, and Senior Citizens.
3. LARS, Laurel Advocacy and Referral Services.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)**

- The City of Laurel has a number of policies regarding housing, with one of the primary ones being Housing and Community Design, taken from the City's Comprehensive Plan:

1. Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational area, and historical, cultural, and archeological resources.

2. Housing choices, methods and objectives are largely meant for compact development, within walking distance of community amenities.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?** *(Answer Space 4,000 characters)*

• General objectives for housing also include these objectives:

1. Encourage a substantial portion of future housing stock to be single-family detached homes, including high-quality custom-built homes.
2. Encourage an adequate supply of affordable housing, especially for households at the median income and below.
3. Encourage affordable and accessible housing opportunities for all residents, including families, the elderly and the physically handicapped.
4. Preserve and restore single-family residences within the historic district.
5. Encourage new residential developments to be placed in a manner sensitive to the environment and existing land uses.
6. Require noise attenuation measures where residential development is permitted to occur near major noise generators such as highways.
7. Identify housing not meeting minimum standards and, through education, technical assistance, code enforcement and the use of available rehabilitation programs, to be brought to minimum adequate standards, such as those contained in the BOCA, Fire, and Livability Codes.



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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)**

- The actual amount of MPDUs and workforce housing will result from the redevelopment of properties within the SC area, with ratio of a minimum of three percent for each type. The percentage and amount will be examined every few years.
- The SC area is located in direct proximity to the Laurel Main street MARC station. The City's partnership with Central Maryland Regional Transit is strong because of the goal of increasing transit services to serve more neighborhoods to increase access to MARC Rail, or onto Metrobus stops accessing the Greenbelt, New Carrollton, or Silver Spring Metrorail station.
- The Laurel MARC Station is at the center of the City's SC area, its Revitalization Overlay areas, the MDOT designated T.O.D. as well as one of the Governor's Smart Sites.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

- The key stakeholders in this effort will be the Sustainability Workgroup, with particular participation by the City and the Central Maryland Regional Transit Corp.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

- There are existing policies that have been implemented requiring a network for pedestrians and bicyclists. Every new development creates a connection, either by sidewalk or path into the total grid.
- Access is being promoted to increased walkability to the Laurel MARC station, but additional routing and services have been restricted by the lack of State and County funding. The City has a separate Transit Taxing District which will enable additional revenues derived from revitalization projects to be directed to service improvement to connect to rail and regional bus transit.
- As aforementioned, the City's Revitalization Overlay option provides many incentives to integrate housing and commercial services. While more mixed-use projects are planned, there are already complexes in place, such as "The Centre at Laurel", which typify this.
- The City also encourages car pooling, with a lot near Laurel Municipal Center functioning as a staging area for car pools now.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)**

- The City is served by the Laurel Main Street MARC Station, which has been named by the Governor as a Smart Site. In addition, it is the epicenter for the City's designated BRAC Investment Zone, as well as a State designated Transit Oriented Development area. In addition, there are numerous METRO bus routes that access METRO Rail Stations at Greenbelt, New Carrollton and Silver Spring which serves most sections of the City within easy walking distance. The City participates with Signal Advertising to provide bus shelters for passenger convenience on numerous stops on Metro Bus and Connect-A-Ride routes. Connect-A-Ride is a component of Central Maryland Regional Transit, which along with Howard Transit, provides connecting service throughout the Baltimore Washington Corridor. CMRT fills in the gaps for transit needs that cross County lines, and complements varying County services, such as the PG The Bus, and Montgomery County Ride-On systems.

- As the overwhelming majority of City land use policies revolve around housing, transit and commercial services, the dependence on single vehicle usage should decline.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

•Aside from the Workgroup composed of City staff, Central Maryland Regional Transit, and the Laurel Board of Trade, there are numerous stakeholders including but limited to:  
Baltimore Washington Corridor Chamber of Commerce.

1. City Citizens Advisory Committees on Public Works, Public Safety and Transportation, Disability and Accessibility, and Senior Citizens.

2.LARS, Laurel Advocacy and Referral Services.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **F. Coordinating and Leveraging Policies and Investment**

**(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)**

- The specific task of the Subgroup is to identify State and Federal programs that would benefit the SC area. There are no substantial barriers to investment, except for banking practices, like anywhere else, that have stalled funding of proposed projects.
- The group will to benefit from the various State designations already in the area, specifically seeking BRAC Investment zone reimbursement for infrastructure investments.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans?** *(Answer Space 4,000 characters)*

- The Sustainability Plan is completely consistent within the City's duly adopted Comprehensive Plan which completely embraces the Seven Visions of State law, but smart growth in general.

Note:

The following resources used in the submittal of this application can all be accessed at the City of Laurel webpage, [www.laurel.md.us](http://www.laurel.md.us)

- Unified Land Development Code
- Comprehensive Land Use Plan
- Current Capital Improvements Budget

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) How will the Plan help leverage and/or sustain more private sector investments?** *(Answer Space 4,000 characters)*

- The Plan, as in the City's Comprehensive Plan and Unified Development Code, has seen no lack of interest in potential investment in the SC area because of the layer of available programs, zoning policy and development processing that is thorough but expeditious.



**V. PROGRESS MEASURES**

**For the Plan parts of section IV (A through F):**

**(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)**

- The specific outcomes expected from these actions are a continuation and enhancement of existing policies that have been proven to be effective in community revitalization by facilitating private sector investment.

- Expected and amended outcomes are:

1. Increased private sector investment in sustainable projects within the SC area.
2. Green technology provisions in all development
3. Improved environmental regulations and positive increases in water quality and run off management.
4. Wide choice of housing opportunities with affordable provisions for rent or sale.
5. Walkable community with quick access to services, retail, dining and entertainment
6. Enhanced transit to access employment and regional shopping facilities.

**V. PROGRESS MEASURES**

**(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)**

- Annual analysis in the Capital Improvement Program.
- Progress summary in the Planning Commission's Annual Report to the State of Maryland.
- Tabulation of status of available MMPDU and workforce housing units.
- Analysis of capital investment and pipeline of approved development, under construction, or opened during annual time periods.
- Status of participation in state programs and outcomes.

**REPLACE THIS PAGE WITH**  
**LOCAL GOVERNMENT SUPPORT**  
**RESOLUTIONS**

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**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant’s Initials:** \_\_\_\_\_

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

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Authorized Signature

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Print Name and Title

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Date